



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

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DAVID E. JANSSEN  
Chief Administrative Officer

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June 17, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE ADDENDUM  
TO THE GRAND AVENUE AND ENVIRONS ENVIRONMENTAL IMPACT REPORT  
(FIRST DISTRICT) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve the attached Addendum to the Grand Avenue and Environs Environmental Impact Report (EIR) to reflect refinements to the Music Center Improvements element of the project to address changes to the lower level restaurant space (Otto's Grill) and find that implementing the project refinements would not create new or more severe significant effects not considered in the project EIR.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended action will make modifications to the project description approved by your Board in adopting the Final Environmental Impact Report (EIR) for the Grand Avenue and Environs Project on October 8, 2002, relative to the Music Center Improvements element of the project. These modifications do not change the impacts previously identified in the Final EIR.

The modifications to the project description reflect refinements to the exterior renovations of the lower level restaurant space (Otto's Grill) and the inclusion within the project description of the installation of a grease interceptor, as required by the City of Los Angeles as a condition for the interior renovations.

The project description included in the Final EIR called for renovations to the interior and exterior of the lower level restaurant within the existing restaurant footprint. The restaurant remodel is intended to introduce a brasserie concept to the restaurant and to create a new, attractive storefront. The renovations, which at the time of the Final EIR were only conceptual, anticipated that the exterior alterations would replace approximately 80 linear feet of granite with glass and create a sidewalk seating area along approximately 140 feet of sidewalk in front of the restaurant.

As currently designed, the interior renovations to the restaurant space require the installation of a grease interceptor in order to conform to City of Los Angeles' regulations. The grease interceptor, which will be located underground below the loading dock to the Dorothy Chandler Pavilion, will connect to the City of Los Angeles' sewer system and is intended to prevent sewage spills caused by grease related blockages.

The final design for the exterior renovations will replace approximately 26 linear feet of granite with glass to enhance the window frontage on Grand Avenue within the existing restaurant dimensions. However, the design incorporates approximately 14 linear feet of new granite, resulting in a net reduction of only 12 linear feet of granite, instead of the 80 linear feet identified to be removed in the Final EIR. Further, the design of the sidewalk seating area, which will consist of temporary and moveable tables, chairs and planters, will utilize most of the previously existing sidewalk area, thus taking advantage of the new sidewalk width created by the realignment of Grand Avenue.

As currently designed, the proposed exterior renovations have been found to comply with the Secretary of the *Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Therefore, the Addendum finds that these changes do not create any new or more significant impacts nor require any major revisions to the Final EIR. The Addendum also adds one additional mitigation measure requiring that prior to construction, the County review the final plans and specifications to ensure that all improvements to the exterior of the lower level restaurant space conform to the *Secretary of Interior's Standards*, as described by this Addendum.

### **FISCAL IMPACT/FINANCING**

This action has no fiscal impact to the County. The improvements are funded entirely by the Music Center.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Addendum evaluates the environmental impacts associated with the refinements to the project and determines that the refinements to the Music Center Improvements do not

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create new or more significant impacts. Therefore, an Addendum is the appropriate document for compliance with the California Environmental Quality Act.

### **ENVIRONMENTAL DOCUMENTATION**

On October 8, 2002, your Board certified the Final EIR for the Grand Avenue and Environs Project, including the Music Center Improvements element, and adopted the Findings of Fact and Statement of Overriding Considerations, which determined that the economic, legal, social (recreational and educational), technical and other benefits of the project outweigh and override the unavoidable adverse impacts of the project including impacts to air quality, cultural resources, noise and transportation/traffic.

This Addendum, which was prepared pursuant to and in compliance with Section 15164 of the California Environmental Quality Act, makes minor refinements to the project description of the Music Center Improvements element of the project.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action has no impact on other services or projects.

### **CONCLUSION**

Please return one conformed copy of this action to the Chief Administrative Office (Capital Projects), County Counsel and the Music Center.

Respectfully submitted,

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:JSE  
KW:mc

Attachment (1)

c: County Counsel  
Music Center